
HOUSE RESOLUTION

REQUESTING THE HAWAII PUBLIC HOUSING AUTHORITY, IN CONSULTATION WITH THE UNIVERSITY OF HAWAII AT MANOA DEPARTMENT OF URBAN AND REGIONAL PLANNING, TO DEVELOP POLICIES FOR THE EQUITABLE GEOGRAPHIC DISTRIBUTION OF AFFORDABLE HOUSING UNITS ON OAHU.

1 WHEREAS, Hawaii is facing a historic affordable housing
2 crisis; and
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4 WHEREAS, it is projected that at least 50,000 housing units
5 will be needed to meet Hawaii's affordable housing shortage
6 through 2016; and
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8 WHEREAS, public officials and agencies are taking steps to
9 address this crisis by funding and constructing additional
10 affordable housing units; and
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12 WHEREAS, there is currently no public policy in place to
13 guide the geographic placement of affordable housing units in
14 the State; and
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16 WHEREAS, the lack of such a public policy has resulted in
17 an inequitable geographic distribution of affordable housing
18 units, which is especially acute on the island of Oahu; and
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20 WHEREAS, downtown Honolulu has the highest number of
21 affordable housing units; and
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23 WHEREAS, the State has launched a major project to expand
24 Mayor Wright Homes from its current 364 housing units to an
25 estimated 1,200 to 1,500 housing units; and



1 WHEREAS, the Hawaii Public Housing Authority is proposing
2 to build an additional 600 to 1,000 housing units on its Kalihi-
3 Palama property; and

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5 WHEREAS, these proposed housing projects and other future
6 projects will further increase the concentration of affordable
7 housing units in downtown Honolulu, resulting in an even greater
8 inequitable distribution of affordable housing units in
9 geographical areas in the State; and

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11 WHEREAS, a policy brief by the Center for Housing Policy
12 found that "large concentrations of affordable units are best
13 avoided in favor of moderately-sized developments that may limit
14 the negative effects associated with concentrations of poverty";
15 and

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17 WHEREAS, the same policy brief also found that:

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19 (1) The vast majority of studies have found that
20 affordable housing does not depress neighboring
21 property values, and may even raise them in some
22 cases; and

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24 (2) There is an emerging consensus among researchers that
25 subsidized housing of various types does not have
26 negative effects—and sometimes has positive effects—on
27 property values, particularly in higher value
28 neighborhoods; and

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30 WHEREAS, beginning in 1972 with the creation of the Section
31 8 rental housing assistance program, the United States
32 Department of Housing and Urban Development (HUD) has placed
33 increasing emphasis on dispersing the geographic pattern of
34 housing assistance; and

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36 WHEREAS, the City of Houston's low level of clustering has
37 been attributed to a mandate that low-income housing properties
38 not be located within one mile of another property; now,
39 therefore,



1 BE IT RESOLVED by the House of Representatives of the
2 Twenty-eighth Legislature of the State of Hawaii, Regular
3 Session of 2015, that the Hawaii Public Housing Authority, in
4 consultation with the University of Hawaii at Manoa Department
5 of Urban and Regional Planning, is requested to develop policies
6 for the equitable geographic distribution of affordable housing
7 units on Oahu; and
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9 BE IT FURTHER RESOLVED that the Hawaii Public Housing
10 Authority is also requested to:

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- 12 (1) Develop a schedule that gives higher priority to the
13 construction of affordable housing units in
14 neighborhoods with low or minimal concentrations of
15 affordable housing units over areas with high
16 concentrations of affordable housing units; and
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 - 18 (2) Observe a moratorium on further construction of
19 affordable housing units in the downtown Honolulu area
20 until a policy for the equitable distribution of
21 affordable housing is enacted by the Legislature; and
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23 BE IT FURTHER RESOLVED that the Hawaii Public Housing
24 Authority is requested to submit a report of the actions taken
25 pursuant to this measure, including findings and
26 recommendations, to the Legislature no later than 20 days before
27 the convening of the Regular Session of 2016; and
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29 BE IT FURTHER RESOLVED that certified copies of this
30 Resolution be transmitted to the Executive Director of the
31 Hawaii Public Housing Authority, the Chairperson of the Hawaii
32 Public Housing Authority Board of Directors, the University of
33 Hawaii President, University of Hawaii at Manoa Dean of College
34 of Social Sciences, and University of Hawaii at Manoa
35 Chairperson of the Department of Urban and Regional Planning.
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OFFERED BY:

Jalashi Om

MAR 13 2015

